

**ENVIRONMENTAL
CHECKLIST**

SPOKANE ENVIRONMENTAL ORDINANCE

SECTION 11.10.230(1)

**PRELIMINARY PLAT OF
ELK MEADOWS RURAL CLUSTER**

PREPARED AUGUST 2019



SPOKANE ENVIRONMENTAL ORDINANCE
(WAC 197-11-960) Section 11.10230(1)

ENVIRONMENTAL CHECKLIST

File No. _____

Purpose of Checklist:

The State Environmental Act (SEPA) Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

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For nonproject proposals, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. **Name of proposed project, if applicable:** Elk Meadows Rural Cluster Preliminary Plat
2. **Name of Applicant:** William Bates, Lone Wolf, LLC.
3. **Address and phone number of applicant or contact person:**
Frank Ide
Parametrix, Inc.
835 N Post, Ste 201
Spokane, WA 99201
(509) 381-6167
4. **Date checklist prepared:** August 2019
5. **Agency requesting checklist:** Spokane County Building and Planning
6. **Proposed timing or schedule (including phasing, if applicable):**
Final design is expected to begin Fall 2019, with construction to commence in Spring 2020.
7.
 - a. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No.
 - b. **Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.**
No.
1. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
Wetland Specialist Letter for the Elk Meadows Preliminary Plat, prepared by Larry Dawes, Biology Soil & Water, Inc., dated August 19, 2019. Elk Meadows Rural Cluster Geo-Hazard Evaluation, prepared by Parametrix, dated August 15, 2019. Both are incorporated herein by reference.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
None known.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
 - Spokane County Building Permits, Grading Permits, Roadway Access Permits, Stormwater Control Plan, and other construction

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permits, as required for constructing utility, drainage, and roadway infrastructure.

- Approval of all infrastructure design (road, sewer, water, stormwater).

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The proposal involves subdividing approximately 279.5 acres into 27 single-family lots ranging in size from one to three acres and the balance of the property being the "Remainder Lot", on which the existing residence is located. The project also includes installing water, private roadways, stormwater facilities, and other infrastructure necessary to serve the new residences.

- 12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.**

The site is located within portions of Section 12, T27N, R43E, W.M., South of Big Meadows Road, North of Woolard Road, in Spokane County.

- 13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)**
No.

- 14. The following questions supplement Part A.**

- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)** The proposal is not within CARA

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- (1) **Describe any systems, other than those designated for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).**

Stormwater will likely be collected via ditches and pipes to detention swales for treatment and percolation. Drywells will likely be installed within the swales, in compliance with Spokane Regional Stormwater Guidelines. Stormwater quantities have yet to be determined.

- (2) **Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?**

No chemicals are anticipated to be stored within this residential development.

- (3) **What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on-site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.**

No chemicals are anticipated.

- (4) **Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?**

No.

b. Stormwater

- (1) **What are the depths on the site to groundwater and to bedrock (if known)?**

Depth to bedrock and groundwater is unknown.

- (2) **Will stormwater be discharged into the ground? If so, describe any potential impacts.**

Yes, stormwater will likely be discharged into the ground via drywells, as discussed in 14.a.1, in compliance with Spokane Regional Stormwater Guidelines. Impacts are negligible, as this is the regional standard for treatment and disposal.

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TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

Approximately 25% natural slopes, with steeper cut slopes adjacent to Woolard Rd.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The soils are predominantly Green Bluff ashy silt loam, Pheobe ashy silt loam, Clayton ashy fine sandy loam, Hoodoo-Kronquist complex. www.websoilsurvey.nrcs.usda.gov

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Grading will be required to bring the lots, roadways, and common areas to final design elevations. No fill is anticipated.

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Minor wind erosion and/or stormwater runoff could occur as a result of construction. Best Management Practices will be used to control wind and/or water erosion on this site. The property is currently relatively flat where development is proposed, so any erosion during construction will be contained on-site. Additional site specific and weather specific mitigation measures will be implemented during construction, as per an approved Erosion and Sedimentation Control Plan.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 2% of the project could be expected to eventually be covered with impervious surfaces upon project completion. These surfaces include roadways, buildings, driveways, patios, and decks.

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h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best Management Practices will be used to control wind and/or water erosion on this site. Additional site specific and weather specific mitigation measures will be implemented during construction, as per an approved Erosion and Sedimentation Control Plan. All disturbed areas will be landscaped, per the approved reclamation plan.

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust emissions could result during construction and long-term vehicular emissions, typical of residential uses. Continuation of existing farming activities produces dust.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Similar farming activities on surrounding properties.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water spray will be used to control dust as needed during construction, compliance with all applicable emission standards for individual buildings. All disturbed areas will be planted with native grass, turf grass, and other ornamental landscaping.

3. WATER

a. Surface:

(1) Is there any surface water body on or in the immediate vicinity of the site including year round streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. See the Wetland Specialist Letter for the Elk Meadows Preliminary Plat, prepared by Larry Dawes, Biology Soil & Water, Inc., dated August 19, 2019.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

(3) Estimate the amount of fill and dredge material that would be placed in or removed

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from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

Yes, each home will construct an on-site septic tank and drainfield, per approved standards.

c. Water Runoff (including storm water):

(1) Describe the source of runoff (including storm water) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater is expected to be the only source of water runoff from this site. This stormwater is expected to be collected and transported in catch basins, pipes, ditches and gutters to treatment and disposal ponds, per Spokane County Stormwater Guidelines

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(2) Could waste materials enter ground or surface waters? If so, generally describe.
No. Each building will be evaluated and designed to assure that no waste material can enter groundwater.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any
Compliance with all applicable requirements and stormwater guidelines.

4. PLANTS

a. Check or circle type of vegetation found on the site:

deciduous tree: alder, maple, aspen, other.

evergreen tree: fir, cedar, pine, other.

shrubs. (Native)

grass. (Natural)

pasture.

crop or grain.

wet soil plants, cattail, buttercup, bull rush, skunk cabbage, other:

_____ water plants: water lily, eelgrass, milfoil, other.

_____ other types of vegetation.

b. What kind and amount of vegetation will be removed or altered?

Surface crops will be removed for the purpose of constructing homes and roadways.

c. List threatened or endangered species known to be on or near the site.

No endangered or threatened species are known to be on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

All existing, natural areas of growth within the project will remain in its current condition within the "Remainder Parcel", or as may be altered in the future by the owner/manager of said property with proper approvals. Residential lots will likely be planted with some ornamental vegetation.

5. ANIMALS

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a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: upland game birds, and other indigenous birds.

mammals: deer, bear, elk, beaver, other: Coyotes, and other indigenous animals.

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
No.

d. Proposed measures to preserve or enhance wildlife, if any:
Retaining existing vegetation within 250 feet of the wetland and Little Deep Creek. Re-vegetating disturbed areas, ornamental landscaping.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Natural gas and electricity is expected to be used for all energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Some residences may be Energy Star compliant.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None are anticipated.

(1) Describe special emergency services that might be required.

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No special emergency services associated with environmental health are expected to be required. The construction crews will operate in accordance with applicable safe work practices.

(2) Proposed measures to reduce or control environmental health hazards, if any:
As above, no extraordinary measures are proposed.

b. Noise:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Trucks and farming equipment traffic currently operate on the property. This will discontinue once the project is complete.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise from construction vehicles and tools is expected. Work hours are generally restricted to 6AM to 7PM Monday through Saturday. The completed project will generate noise typically associated with residential uses.

(3) Proposed measure to reduce or control noise impacts, if any:

Residential noises will be compatible with adjacent residential uses to the north. Elimination of the existing truck and equipment noises.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?**
The site has been rural single family residential and agricultural. Adjacent properties are the same.
- b. Has the site been used for agriculture? If so, describe.**
Yes. Primarily grains and cover crops.
- c. Describe any structures on the site.**
Existing residence, barns, out buildings.
- d. Will any structures be demolished? If so, which?**
Not as a part of this proposal.
- e. What is the current zoning classification of the site?**

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The site is currently zoned Rural Traditional and Rural Conservation

f. What is the current comprehensive plan designation of the site?

Rural Traditional and Rural Conservation

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:

See the Wetland Specialist Letter for the Elk Meadows Preliminary Plat, prepared by Larry Dawes, Biology Soil & Water, Inc., dated August 19, 2019.

i. Approximately how many people would reside or work in the completed project?

Based on three people per household, there will be approximately 84 people residing within the project.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed residential density of one home per ten acres will be consistent with all applicable development requirements and similar to adjacent residences to the north.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

27 new middle-income residences will be constructed, including one existing residence for a total of 28 units within the project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any.

N/A

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10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Building heights are unknown at this time. Their heights will not exceed the maximum allowed in the zoning code. Building materials are expected to be wood and concrete board, with brick/stone accents.

b. What views in the immediate vicinity would be altered or obstructed?

Views of an open field will be replaced with views of open fields and residential homes.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Proposed buildings will be new, compatible with adjacent buildings. Re-vegetation and preservation of hillsides and ornamental landscaping.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Headlights from vehicles.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light and glare impacts, if any:

All exterior light fixtures will be low voltage and residential in scale.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Green Bluff and Mt. Spokane areas are county natural areas to the south and east.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
N/A.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
None known.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.**
None known.
- c. Proposed measures to reduce or control impacts, if any:**
Compliance with building permits, which will require the contractor to halt construction if artifacts or other significant objects are discovered during construction.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**
The existing residence and three new homes will have driveway access to Big Meadows Road. The other 24 lots will be served by private road accessing Woolard Road.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
No. Hastings Park and ride is approximately 10 miles to the southwest.
- c. How many parking spaces would the completed project have? How many would the project eliminate?**
Each residence will have at least a two-car garage plus driveway on which to park. No spaces will be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).**
Yes, new private roads will be constructed within the project, connecting to Woolard Road.

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e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)

Approximately 280 trips per day, at ten trips per residence. Peaks are expected to occur during the morning and evening rush hour.

g. Proposed measures to reduce or control transportation impacts, if any:
Connecting to existing public roadway systems.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will result in increased needs for all public services such as fire and police protection to serve these new residences. However, all public services are currently available and serving existing properties in this area.

b. Proposed measures to reduce or control direct impacts on public services, if any:
None, apart from sales taxes.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, telephone, cable television are all currently available at or near the site.

b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

All utilities identified above will be made available to the new residences.

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C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of nonsignificance that it might issue in reliance upon this checklist.

Date: 8-23-19

Proponent: Frank Ide, Parametrix, Inc.

Proponent Signature:



Frank Ide, Parametrix, Inc.
835 N Post, Ste 201
Spokane, WA 99201
(509) 381-6167

Phone:

Person Completing Form: Frank Ide, Parametrix, Inc.
835 N Post, Ste 201
Spokane, WA 99201
Phone: (509) 381-6167

Date: August 23, 2019

FOR STAFF USE ONLY

Staff Member(s) Review Checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. _____ Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance.
- B. _____ Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions.
- C. _____ Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance.